County, in the State of Maryland, in what is known as "Clarke Place", said lots of ground and street way being the real estate which was the property of Willard C.Keller and Harry W.Bowers, surviving partners pf "The South Park Villa Company", the Articles of Partnership concern which said real estate and the partnership between said Willard C.Keller, and Harry W.Bowers and Joseph A.Williamson being dated March 29th in the year 1894, and recorded in liber J. l.J.No.5, folios 649 etc, one of the Land Records of Frederick County, Maryland, and a plat of the real estate then owned by said "South Park Villa Company", being recorded in liber J. l.J.No.5 Folio 650, one of the Land Records of Frederick County, Maryland.

- 3. That the lots of ground in and to which your Petitioner has an undivided one-half interest, the said Harry W. Bowers being seized and possessed of the other undivided one-half interest, consist of lots numbered 4-5-6-7-8-9-10-11-12 and 13, in Block No. 2, on the plat of the said "Scutb Villa Company", and also an undivided one-half interest in and to the roadway or street, lying an the North of all the lots in said "Clarke Place", and running from South Market Street, in an Easterly direction along the Northern front of the entire number of lots in Blocks numbered 1 and 2, in said lands on said "South Park Company".
- That your Petitioner holds said undivided one-half interest in and to all of said ten lots of ground and streetway, subject to the dower right of Nettie G.Keller, the widow of the said Willard C. Keller, deceased, the said Nettie G.Keller, at this time having had appointed by your Honorable Court a Committee of her person and property, James H. Gambrill, Junior, being said Committee, all appear by reference to the proceedings in No.7845 Equity, on the Equity, Doaket of your howeable Court.
- 5. That said lots and streetway being no interest or income to your Petitioner as Trustee, but on the contrary are a source of expense to your Petitioner by reason of the payment of annual taxes due and levied thereon, and paid by your Petitioner as said Trustee.
- 6. That the said Harry W. Bowers has offered unto your Petitioner the sum of ten hundred and fifty dollars, current money, for said ten lots numbered 4,5,6,7,8,9,10,11, 12 and 13, in said Block No.2, subject to the payment of such portion of said sum of ten hundred and fifty dollars to the said James H. Gambrill, Junior, as Committee of the said Nettie G. Keller, in payment of her dower right and title therein, as your Honora will agree to be due to her said Committee, who has signified his willingness to convey the dower interest and title of said Nettie G. Keller, by permission of your Honorable Court, as will appear by the proceedings in No. 7845 Equity, on the Equity Docket of your said Court.
- 7. That it will be to the interest and advantago of said trust estate that the interest of your Petitioner in and to said ten lots be sold unto the said Harry W. Bowers of Frederick, Maryland, at and for the sum of ten hundred and fifty dollars, less the sum of money to be paid to the said James H. Gambrill, Junior, Committee, in lieu of the dower right of said Nettie G. Keller, widow of Willard C. Keller, therein.
- 8. That the said lots of ground are a part of the same real estate as described in the Deed from The Loats Female Orphan Asylum of Frederick City, a corporation, to Willard C.Keller, dated March 29th in the year 1894, and recorded in liber J.l.J.No.5, folios 648 etc, one of the Land Records of Frederick County, Maryland.

That your Petitioner in her own name is the tenant in remainder in and to all the real and personal estate of the said Testator, Willard C. Keller, after the death of the said Nettie G. Keller, as will appear by the certified copy of the last will and Testament of the said Willard C. Keller, deceased, as filed in this case and marked "Exhibit A", and your Petitioner also is willing and ready to join in the deed of conveyance unto the said Harry W. Bowers conveying unto him all the title and estate of your Petitioner in remainder, retaining her interest in the proceeds of said sale in place of the said lots in kind.

Wherefore your Petitioner prays your Honors;-

1. That your Honors will pass the Order or Decree of your Honorable Court authorizing and directing your Petitioner as the Trustee for the benefit of the said Nettie G.Keller, to sell, grant and